

SOSID: 1073534  
Date Filed: 11/26/2008 2:27:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C200833100132

ARTICLES OF INCORPORATION

OF

THE COTTAGES AT MARINER'S POINTE HOMEOWNER'S  
ASSOCIATION, INC.

A NON-PROFIT CORPORATION

In compliance with the requirements of Chapter 47F and Chapter 55A of the General Statutes of North Carolina, the undersigned resident of New Hanover County, North Carolina, who is of full age, does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE 1.

**Corporate Name:** The name of the Corporation is The Cottages at Mariner's Pointe, Homeowner's Association, Inc.

ARTICLE 2.

**Duration:** The period of duration of the corporation is perpetual.

ARTICLE 3.

**Registered Office and Agent:** The principal and initial registered office of the Corporation is located at 1113A Military Cutoff Road, Wilmington, NC 28405 and the name of the initial registered agent is Robert Harold Chappell.

ARTICLE 4.

**Purposes and Powers:** This Corporation does not contemplate pecuniary gain or profit to the members thereof. No part of the net income of the Corporation shall inure to the benefit of any officer, director or member of the Corporation. The specific purposes for which it is formed are to provide for the maintenance, management and preservation of the certain development known as 'The Cottages at Mariner's Pointe' (hereinafter "the Development") as shown and described on the plats thereof that will be recorded in the Office of the Register of Deeds of Brunswick County, North Carolina and any additions thereto which may be brought within the jurisdiction of the Corporation; and to promote the health, safety and welfare of the Owners of lots in the Development, and any additions thereto as may be brought within the jurisdiction of the Corporation.

The Executive Board shall have the following powers: To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation set forth in the Declaration of Covenants, Conditions and Restrictions for 'The Cottages at Mariner's Pointe', which will be recorded in the office of the Register of Deeds of Brunswick County, North Carolina and as the same may be amended from time to time as therein provided.

#### ARTICLE 5.

**Membership:** Every person who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the Declaration of Covenants, Conditions and Restrictions, including contract sellers, shall be a member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot. If more than one person holds an interest in any Lot, all such persons shall be members, but in no event shall more than one (1) vote be cast with respect to any Lot.

#### ARTICLE 6.

**Voting Rights:** The Corporation shall have two classes of voting memberships:

*Class A.* Class A membership shall be Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned, after the period of Declarant control as set forth below. If more than one person holds an interest in any Lot, all such persons shall be members, but in no event shall more than one (1) vote be cast with respect to any Lot. Fractional voting with respect to any Lot is hereby expressly prohibited.

*Class B.* The Class B Member shall be the Declarant (as defined in the Declaration of Covenants, Conditions and Restrictions) and shall be entitled to exclusive voting during the period of the Declarant control. Declarant control shall end and the Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier:

- (a) On December 31, 2020
- (b) Upon the voluntarily surrender of the Class B membership by the holder thereof.

#### ARTICLE 7.

**Initial Board of Directors:** There shall be two (2) Directors on the initial Board of Directors (the "Executive Board") whose names and address are as follows and who shall serve until their successors are selected and qualified:

Robert Harold Chappell  
1113-A Military Cutoff Rd.  
Wilmington, NC 28405

FAX 20?  
27-1575413

William B. Jones  
P.O. Box 994  
Hampstead, NC 28443

The members of the initial Board of Directors need not be members of the Association. After the end of Declarant control, a majority of the Directors on the Board of Directors must be owners of Lots in 'The Cottages at Mariner's Pointe'.

ARTICLE 8.

**Incorporator:** The name and address of the incorporator of this Corporation is:

Stephen C. Bailey  
1437 Military Cutoff Rd., Ste 210  
Wilmington, NC 28403

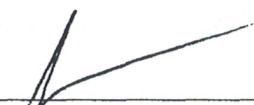
ARTICLE 9.

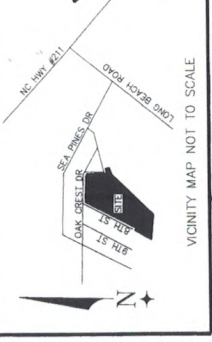
**Dissolution of the Association:** In the event of dissolution of the Association, the residential assets of the Association will be dedicated to a public body or conveyed to one or more organizations with purposes similar to those of the Association which are exempt as organizations described in Sec. 501 (c)(3) of the Internal Revenue Code of 1986.

ARTICLE 10.

**Amendment:** These Articles of Incorporation may be amended only upon the vote of not less than sixty-seven percent (67%) of the members of the controlling class.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of North Carolina, I, the undersigned, being the incorporator of this Corporation, have executed these Articles of Incorporation this the 25 day of November, 2008.

  
\_\_\_\_\_  
Stephen C. Bailey  
Incorporator



STATE OF NORTH CAROLINA  
 BRUNSWICK COUNTY  
 L. ROBERT B. McHENRY, JR., COUNTY SURVEYOR  
 SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION, CALCULATED BY COMPUTER IS 10.000 ±; THAT THE BOUNDARIES NOT SURVEYED FROM INFORMATION FOUND IN BOOKS REFERENCED THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-7-40 AS AMENDED.

WITNESS MY HAND AND SEAL THIS THE 5TH DAY OF JANUARY A.D. 2008.  
 L. ROBERT B. McHENRY, JR.  
 LAND SURVEYOR  
 REELS NO. 13-2571



EXCEPT AS SPECIFICALLY STATED OR NOTED HEREON, THIS SURVEY IS TO BE CONSIDERED AS A PRELIMINARY SURVEY. THE FOLLOWING WHICH MAY BE APPLICABLE TO THIS SURVEY ARE TO BE CONSIDERED AS PART OF THIS SURVEY: ALL UTILITIES, EASEMENTS, RIGHTS OF WAY, AND OTHER FACTS THAT AN ACCURATE AND COMPLETE SURVEY SHOULD DISCLOSE. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND SURVEY LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM AS SHOWN HEREON. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED; NO ENCOURAGEMENT IS MADE TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE SURVEYED: MARCH, 2006  
 SURVEY BY: JAVIZ  
 DRAWN BY: KENNEDY  
 SCALE: 1 INCH = 100 FEET  
 JOB NUMBER: 06009/07001B/08-04-50C  
 FIELD BOOK: FILE

LEGEND:  
 EXISTING IRON PIPE FOUND  
 NP = NEW IRON PIPE SET  
 ER = EXISTING IRON PIPE FOUND  
 TBM = TEMPORARY BENCH MARK

McHENRY SURVEYING  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 439, 8509 E OAK ISLAND DR.  
 OAK ISLAND, N.C. 28465  
 TEL: 910-278-8674  
 FAX: 910-278-3799

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT ALLOTMENT IS MY FREE ACT AND DEED.

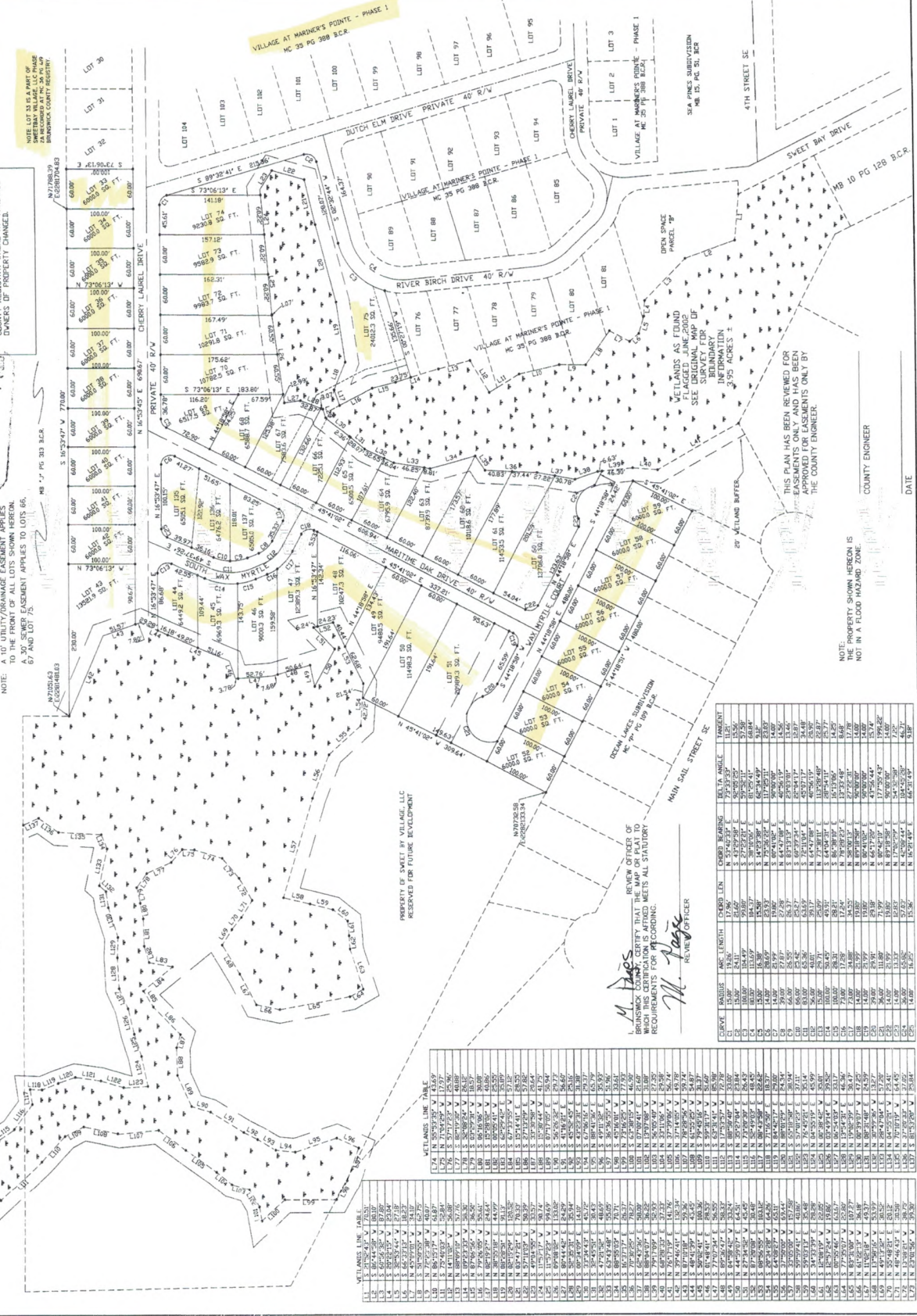
OWNERS SIGNATURE  
 OWNERS SIGNATURE

NOTE: THIS PLAT SURVEYOR'S MAP RECORDED AT NC 54 PG 46 BRUNSWICK COUNTY REGISTRY, WHERE AT VARIANCE OWNERS OF PROPERTY CHANGE.

PLAT OF SURVEY FOR  
**THE COTTAGES AT MARINER'S POINTE**  
 FORMERLY SWEETBAY VILLAGE PHASE 2B  
 SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY,  
 BRUNSWICK COUNTY, NORTH CAROLINA

APPROVED: BRUNSWICK COUNTY PLANNING BOARD  
 Michael Koyack  
 Clerk  
 12/3/08

NOTE: A 10' UTILITY/EASEMENT APPLIES TO THE FRONT OF ALL LOTS SHOWN HEREON. A 30' SEWER EASEMENT APPLIES TO LOTS 66, 67 AND LOT 75.



80665 P0033 15 25 2008  
 10 25 13 2002  
 Brunswick County, NC Registrar of Deeds  
 L. ROBERT B. McHENRY, JR., PLS CERTIFY THAT THE PROPERTY SHOWN HEREON CREATES A SUBDIVISION THAT HAS AN ORDINANCE THAT REGULATES PARCELS

Robert B. McHenry, Jr., PLS  
 L-3521

REVIEW OFFICER OF BRUNSWICK COUNTY THAT THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

M. Pate  
 REVIEW OFFICER

WETLANDS LINE TABLE

L1	N 117° 22' 42" E	12.76
L2	S 72° 52' 12" E	12.76
L3	S 72° 52' 12" E	12.76
L4	S 72° 52' 12" E	12.76
L5	S 72° 52' 12" E	12.76
L6	S 72° 52' 12" E	12.76
L7	S 72° 52' 12" E	12.76
L8	S 72° 52' 12" E	12.76
L9	S 72° 52' 12" E	12.76
L10	S 72° 52' 12" E	12.76
L11	S 72° 52' 12" E	12.76
L12	S 72° 52' 12" E	12.76
L13	S 72° 52' 12" E	12.76
L14	S 72° 52' 12" E	12.76
L15	S 72° 52' 12" E	12.76
L16	S 72° 52' 12" E	12.76
L17	S 72° 52' 12" E	12.76
L18	S 72° 52' 12" E	12.76
L19	S 72° 52' 12" E	12.76
L20	S 72° 52' 12" E	12.76
L21	S 72° 52' 12" E	12.76
L22	S 72° 52' 12" E	12.76
L23	S 72° 52' 12" E	12.76
L24	S 72° 52' 12" E	12.76
L25	S 72° 52' 12" E	12.76
L26	S 72° 52' 12" E	12.76
L27	S 72° 52' 12" E	12.76
L28	S 72° 52' 12" E	12.76
L29	S 72° 52' 12" E	12.76
L30	S 72° 52' 12" E	12.76
L31	S 72° 52' 12" E	12.76
L32	S 72° 52' 12" E	12.76
L33	S 72° 52' 12" E	12.76
L34	S 72° 52' 12" E	12.76
L35	S 72° 52' 12" E	12.76
L36	S 72° 52' 12" E	12.76
L37	S 72° 52' 12" E	12.76
L38	S 72° 52' 12" E	12.76
L39	S 72° 52' 12" E	12.76
L40	S 72° 52' 12" E	12.76
L41	S 72° 52' 12" E	12.76
L42	S 72° 52' 12" E	12.76
L43	S 72° 52' 12" E	12.76
L44	S 72° 52' 12" E	12.76
L45	S 72° 52' 12" E	12.76
L46	S 72° 52' 12" E	12.76
L47	S 72° 52' 12" E	12.76
L48	S 72° 52' 12" E	12.76
L49	S 72° 52' 12" E	12.76
L50	S 72° 52' 12" E	12.76
L51	S 72° 52' 12" E	12.76
L52	S 72° 52' 12" E	12.76
L53	S 72° 52' 12" E	12.76
L54	S 72° 52' 12" E	12.76
L55	S 72° 52' 12" E	12.76
L56	S 72° 52' 12" E	12.76
L57	S 72° 52' 12" E	12.76
L58	S 72° 52' 12" E	12.76
L59	S 72° 52' 12" E	12.76
L60	S 72° 52' 12" E	12.76
L61	S 72° 52' 12" E	12.76
L62	S 72° 52' 12" E	12.76
L63	S 72° 52' 12" E	12.76
L64	S 72° 52' 12" E	12.76
L65	S 72° 52' 12" E	12.76
L66	S 72° 52' 12" E	12.76
L67	S 72° 52' 12" E	12.76
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L69	S 72° 52' 12" E	12.76
L70	S 72° 52' 12" E	12.76
L71	S 72° 52' 12" E	12.76
L72	S 72° 52' 12" E	12.76
L73	S 72° 52' 12" E	12.76
L74	S 72° 52' 12" E	12.76
L75	S 72° 52' 12" E	12.76
L76	S 72° 52' 12" E	12.76
L77	S 72° 52' 12" E	12.76
L78	S 72° 52' 12" E	12.76
L79	S 72° 52' 12" E	12.76
L80	S 72° 52' 12" E	12.76
L81	S 72° 52' 12" E	12.76
L82	S 72° 52' 12" E	12.76
L83	S 72° 52' 12" E	12.76
L84	S 72° 52' 12" E	12.76
L85	S 72° 52' 12" E	12.76
L86	S 72° 52' 12" E	12.76
L87	S 72° 52' 12" E	12.76
L88	S 72° 52' 12" E	12.76
L89	S 72° 52' 12" E	12.76
L90	S 72° 52' 12" E	12.76
L91	S 72° 52' 12" E	12.76
L92	S 72° 52' 12" E	12.76
L93	S 72° 52' 12" E	12.76
L94	S 72° 52' 12" E	12.76
L95	S 72° 52' 12" E	12.76
L96	S 72° 52' 12" E	12.76
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L98	S 72° 52' 12" E	12.76
L99	S 72° 52' 12" E	12.76
L100	S 72° 52' 12" E	12.76
L101	S 72° 52' 12" E	12.76
L102	S 72° 52' 12" E	12.76
L103	S 72° 52' 12" E	12.76
L104	S 72° 52' 12" E	12.76
L105	S 72° 52' 12" E	12.76
L106	S 72° 52' 12" E	12.76
L107	S 72° 52' 12" E	12.76
L108	S 72° 52' 12" E	12.76
L109	S 72° 52' 12" E	12.76
L110	S 72° 52' 12" E	12.76
L111	S 72° 52' 12" E	12.76
L112	S 72° 52' 12" E	12.76
L113	S 72° 52' 12" E	12.76
L114	S 72° 52' 12" E	12.76
L115	S 72° 52' 12" E	12.76
L116	S 72° 52' 12" E	12.76
L117	S 72° 52' 12" E	12.76
L118	S 72° 52' 12" E	12.76
L119	S 72° 52' 12" E	12.76
L120	S 72° 52' 12" E	12.76
L121	S 72° 52' 12" E	12.76
L122	S 72° 52' 12" E	12.76

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLE	TANGENT
C1	N 150° 00' 00" E	13.42	17.96	N 45° 00' 00" E	135.00	13.42
C2	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C3	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C4	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C5	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C6	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C7	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C8	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C9	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C10	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C11	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C12	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C13	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C14	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C15	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C16	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C17	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C18	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C19	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C20	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C21	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C22	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C23	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C24	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C25	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C26	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C27	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C28	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C29	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00
C30	S 72° 52' 12" E	12.76	12.76	S 72° 52' 12" E	108.00	0.00



*Elaine F. Marshall*  
Secretary

North Carolina

DEPARTMENT OF THE  
SECRETARY OF STATE

PO Box 29622 Raleigh, NC 27626-0622 (919)807-2000

Account Login Register

Due to a planned upgrade, some functions of our web site will not be available from 9/26/2014 at 5:00pm until 9/28/2014.

Date: 9/25/2014

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PC, PLLC, LP and Non-Profit entities are not required to file annual reports.

## Corporation Names

Name	Name Type
NC THE COTTAGES AT MARINER'S POINTE, HOMEOWNER'S ASSOCIATION, INC	LEGAL

## Non-Profit Corporation Information

<b>SOSID:</b>	1073534
<b>Status:</b>	Current-Active
<b>Effective Date:</b>	11/26/2008
<b>Citizenship:</b>	DOMESTIC
<b>State of Inc.:</b>	NC
<b>Duration:</b>	PERPETUAL

## Registered Agent

<b>Agent Name:</b>	CHAPPELL, ROBERT HAROLD
<b>Office Address:</b>	1113A MILITARY CUTOFF ROAD WILMINGTON NC 28405
<b>Mailing Address:</b>	1113A MILITARY CUTOFF ROAD WILMINGTON NC 28405

## Principal Office

<b>Office Address:</b>	1113A MILITARY CUTOFF ROAD WILMINGTON NC 28405
<b>Mailing Address:</b>	1113A MILITARY CUTOFF ROAD WILMINGTON NC 28405

## Officers/Company Officials

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